REDMAN CASEY ESTATE AGENTS

17 Abbey Grove, Adlington, Chorley, PR6 9QB

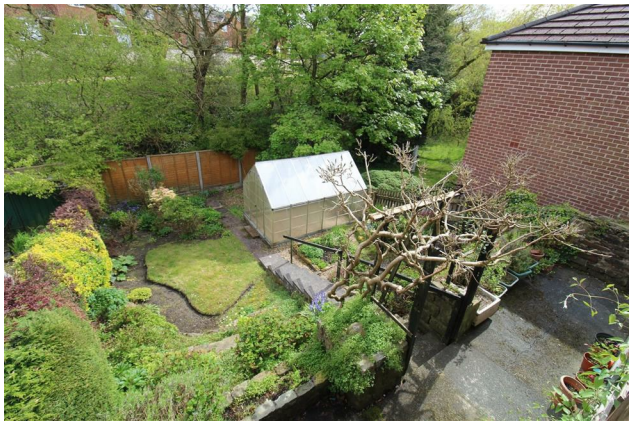
Offers Around £210,000

Two bedroom semi detached true bungalow in excellent condition. This property is situated in a superb and sought after residential location. Close to local amenities, shops and transport links. Benefitting from gardens front and rear, with driveway and garage, fully double glazed with gas central heating. Large basement storage and mature gardens. This property is highly recommended for viewing to appreciate the condition, location and all it has to offer. Sold with vacant possession and no onward chain.

- Two Bedroom
- Driveway
- Gardens Front And Rear
- No Chain
- Awaiting EPC
- Semi Detached True Bungalow
- Garage
- Sold With Vacant Possesion
- Council Tax Band C
- Basement Storage.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Superb two bedroom semi detached true bungalow in excellent condition. Sold with vacant possession and no onward chain. Situated in a very popular residential location close to local amenities, shops and transport links. The property comprises:- Porch, lounge, kitchen, two bedrooms, bathroom, garage/ utility, large storage basement. To the outside there is a driveway and mature gardens all in excellent condition. Benefiting from double glazing and gas central heating, this property is highly recommended for viewing to appreciate the condition the location, space and all that is on offer.



Porch
UPVC double glazed window to side, uPVC double glazed window to front, uPVC double glazed entrance door to front:

Lounge 15'4" x 12'8" (4.68m x 3.86m)
UPVC double glazed window to front, coal effect gas fire fireplace set in feature stone built surround, radiator,

Kitchen 8'2" x 9'0" (2.50m x 2.75m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, built-in fridge, electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator,:

Garage /Utility Room 15'5" x 9'0" (4.69m x 2.75m)
Plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to side, radiator, electric metal up and over door, uPVC double glazed entrance door to side:

Bedroom 1 12'10" x 10'10" (3.92m x 3.30m)
UPVC double glazed window to rear, Storage cupboard, fitted with a built-in wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, radiator, two double doors,:

Bedroom 2 9'5" x 11'0" (2.87m x 3.35m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising pedestal wash hand basin with full height ceramic tiling to all walls, shower cubicle with glass screen and low-level WC, tiled surround, extractor fan, wall mounted mirror, uPVC frosted double glazed window to side, radiator.

Basement Storage Area
Double power point(s), lighting, door.

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Outside Front
Enclosed garden with mature flower bed and driveway leading to garage.

Outside Rear
Fully enclosed rear garden with mature planting patio seating area and access to large basement storage area.

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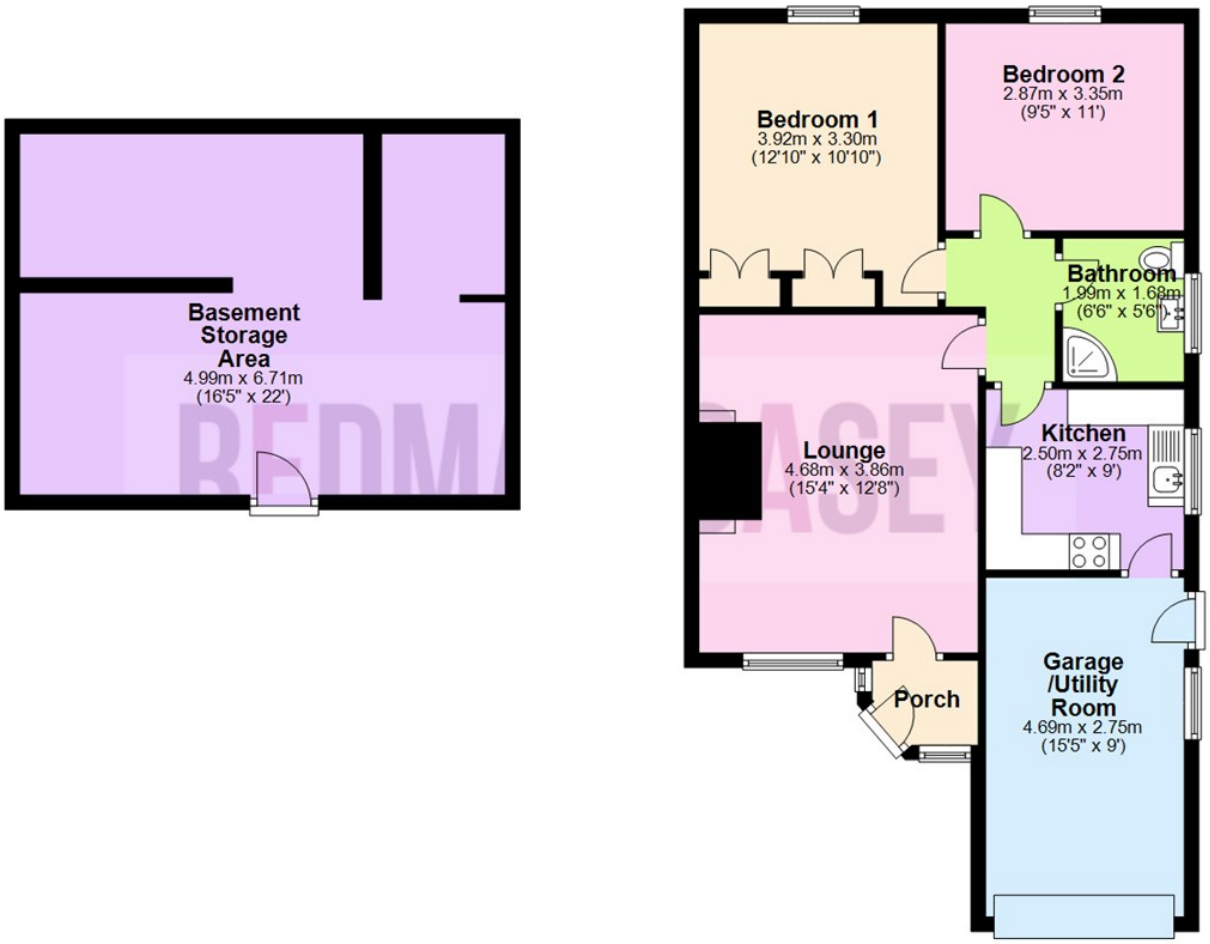
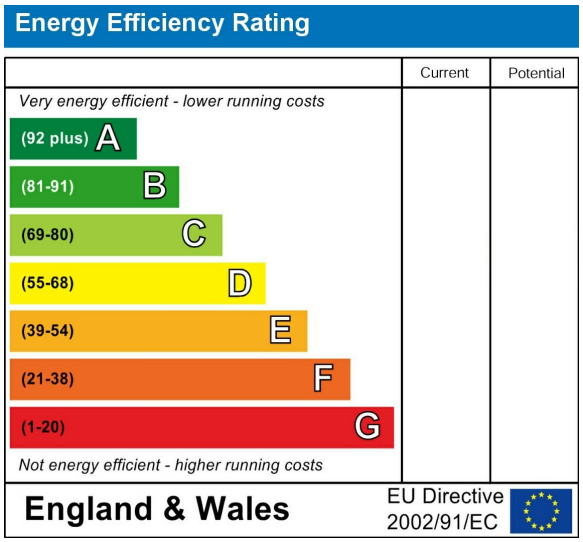
Ground Floor

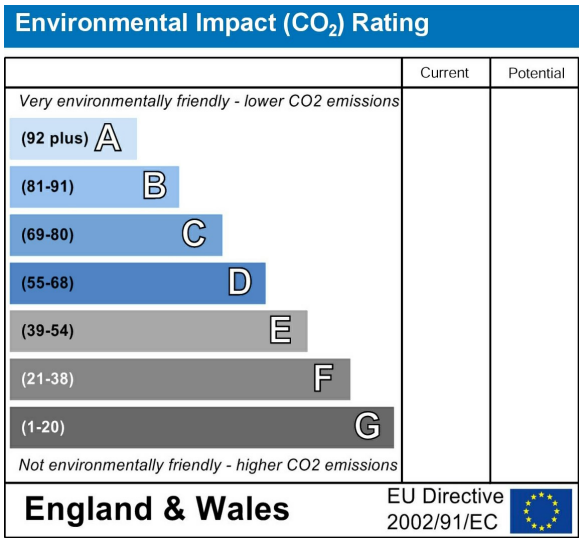
Approx. 103.9 sq. metres (1118.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





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